

EASEMENT, DISTRIBUTION FACILITIES  
(Metes and Bounds)

TO BE RECORDED: YES X NO       

This instrument prepared by:

STATE OF ALABAMA

COUNTY OF Shelby

TAX ID #                     

W.E. No. 61500-00-02655

Parcel No. 70157050

Transformer No. T27187

MARK CHANDLER

Alabama Power Company

P. O. Box 2641

Birmingham, Alabama 35291

A. GRANT KNOW ALL MEN BY THESE PRESENTS, That SANDRA F. BANKS, MARRIED WOMAN, SOLE OWNER

as grantors (s), (the "Grantor", whether one or more) for and in consideration of One and No/100 (\$1.00) and other good and valuable consideration, to Grantor in hand paid by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to Alabama Power Company, its successors and assigns (the "Company"), the easements, rights and privileges described and designated in Section B below.

B. RIGHTS The easements, rights and privileges granted hereby are as follows:

1. **Overhead and/or Underground.** The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described in Section C below, along a route to be selected by the Company which is generally shown on the Company's final location drawing (which shows the general location of underground Facilities, if any, by indicating an area not greater than ten feet (10') in width), all poles, towers, wires, conduits, fiber optics, cables, trans closures, transformers, anchors, guy wires and other Facilities useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power, and also the right to clear and keep clear a strip of land extending five feet (5') to either side of the center line of underground Facilities and fifteen feet (15') to either side of the center line of overhead Facilities; further, the right in the future to install and utilize intermediate poles in line for overhead Facilities and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the thirty foot (30') strip for overhead Facilities that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon any of the overhead Facilities.
2. **Line Clearing.** The right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon the electric transmission or distribution lines, poles, towers or other Facilities now or hereafter located adjacent to the Property described in Section C below along a route to be selected by the Company generally shown on the Company's final location drawing, and also the right to clear and keep clear all trees, undergrowth, and other obstructions on property in which Grantor has an interest within fifteen feet (15') of the center line of the lines of such poles, towers or other Facilities.
3. **Guy Wires and Anchors.** The right to implant, install and maintain anchor(s) of concrete, metal or other material on and under the Property described in Section C below, and to construct, extend and maintain guy wires from such anchor(s) to structures now or hereafter erected adjacent to such Property or property adjacent thereto (collectively, "Guy Wire Facilities") along a route to be selected by the Company generally shown on the Company's final location drawing; and also the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon any of the Guy Wire Facilities.

Grantor hereby grants to the Company all easements, rights and privileges necessary or convenient for the full enjoyment and use thereof, including without limitation the right of ingress and egress to and from the Facilities and Guy Wire Facilities, as applicable, and the right to excavate for installation, replacement, repair and removal thereof; and also the right to cut, remove and otherwise keep clear any and all structures, obstructions or obstacles of whatever character, on, under and above said Facilities and Guy Wire Facilities, as applicable.

C. **PROPERTY DESCRIPTION** The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean, the following described real property situated in Shelby County, Alabama (the "Property"):

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" PAGES 1 & 2, ATTACHED HERETO AND MADE A PART HEREOF.

D. **ADDITIONAL PROVISIONS.** In the event it becomes necessary or desirable for the Company to move any of the Facilities in connection with the construction or improvement of any public road or highway in proximity to the Facilities, Grantor hereby grants to the Company the right to relocate the Facilities and, as to such relocated Facilities, to exercise the rights granted above; provided, however, the Company shall not relocate the Facilities on the Property at a distance greater than ten feet (10') outside the boundary of the right of way of any such public road or highway as established or re-established from time to time. This grant and agreement shall be binding upon and shall inure to the benefit of Grantor, the Company and each of their respective heirs, personal representatives, successors and assigns and the words "Company" and "Grantor" as used in this instrument shall be deemed to include the heirs, personal representatives, successors and assigns of such parties.

TO HAVE AND TO HOLD the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor(s) has/have set his/her/their hand(s) and seal(s) this 2<sup>nd</sup> day of June, 2005.

Witness

(Grantor)

(SEAL)

Witness

(Grantor)

(SEAL)

Witness

Shelby County, AL 08/03/2005  
State of Alabama

By:

(SEAL)

As:

Deed Tax: \$.50

20050803000391970 1/4 \$20.50  
Shelby Cnty Judge of Probate, AL  
08/03/2005 09:10:24AM FILED/CERT



SS970-cc-cc519

Commence at a found rebar corner that is the accepted southeast corner of the southeast quarter of the southwest quarter of Section 3, Township 18 south, Range 1 east, Shelby County, Alabama and run thence North 85 degrees 38 minutes 57 seconds West a distance of 609.36' to a set rebar corner and the point of beginning of the property. Parcel -1, being described; Thence run North 69 degrees 02 minutes 17 seconds West a distance of 1,448.89' to a steel rebar corner, Thence run North 11 degrees 56 minutes 50 seconds West a distance of 867.72' to a corner in the centerline of a sixty foot wide easement; Thence run South 74 degrees 01 minutes 01 second West along centerline of said easement a distance of 706.79' to the P.C. of a curve to the left having a central angle of 48°59' 37" and a radius of 209.09"; Thence run along the arc of said easement centerline curve an arc distance of 171.02' to the P.T. of said curve; Thence run tangent South 25 degrees 01 minutes 24 seconds West along centerline of said easement a distance of 213.53' to a corner on the northerly margin of Alabama Highway No. # 25; Thence run South 89 degrees 42 minutes 55 seconds East along said north margin of said Highway 25 a distance of 63.49' to the P.C. of a curve to the right having a central angle of 40°37' 37" and a radius of 415.87"; Thence run along the arc of said Highway curve an arc distance of 294.86' to the P.T. of said curve; Thence run tangent South 49 degrees 05 minutes 18 seconds East a distance of 285.45' to the P.C. of a curve to the right having a central angle of 62° 09' 18" and a radius of 270.00"; Thence run along the arc of said highway curve an arc distance of 292.19' to a property corner; Thence run South 86 degrees 38 minutes 57 seconds East a distance of 1,779.70' to the point of beginning, containing 20.53 acres.

certify that  
as shown  
any kind  
res, wires,  
dedicated  
at each  
that certify  
with the  
Alabama to  
unds legal

**PARCEL 3**

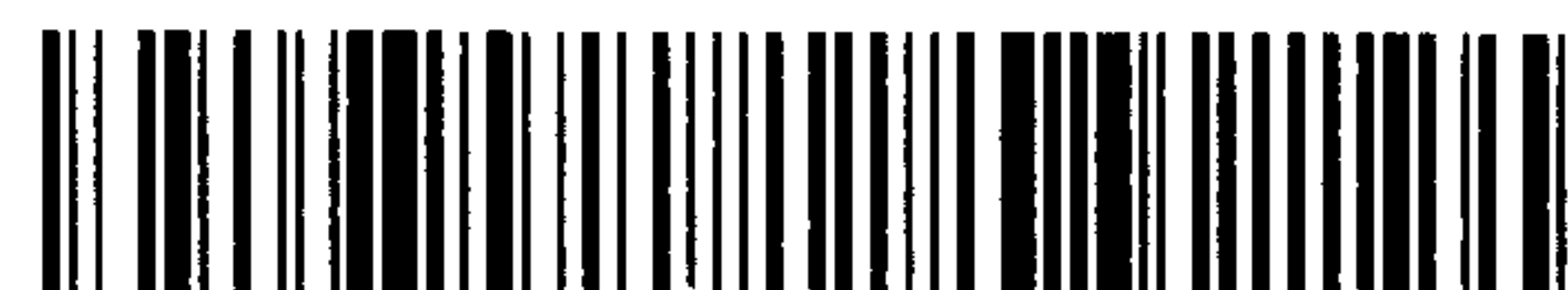
Beginning at a four corner point in the southwest quarter of the southeast quarter of Section 36, Township 38 North, Range 10 East, Alabama and following said quarter section line east line of said quarter section to a point run North 56 degrees 1' corner; Thence run North to a rebar corner in the central angle of 23° 53' 1" an arc distance of 72.98' minutes 32 seconds West central angle of 34° 19' 2" easement curve an arc distance 56 minutes 50 seconds South 58 degrees 02 minutes corner; Thence run South to the point of beginning, or

**Each parcel is subject to limitations of probated re-**

## According to my surveys

N 85°56'12" W  
279.57'

S 85°56'12" E  
1308.00'



20050803000391970 2/4 \$20.50  
Shelby Cnty Judge of Probate,AL  
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EXHIBIT "A"

PAGE 2

61500-00-02655

Position of House - Barn  
on Parcel #2

PARCEL -2

Beginning at a found rebar corner that is the accepted southeast corner of the southeast quarter of the southwest quarter of Section 3, Township 18 south, Range 1 east, Shelby County, Alabama and run thence North 03 degrees 04 minutes 43 seconds East along the east line of said quarter-quarter section a distance of 90.98" to a rebar corner; Thence run North 56 degrees 11 minutes 56 seconds West a distance of 1,308.28' to a rebar corner; Thence run North 41 degrees 42 minutes 07 seconds West a distance of 1,000.85' to a rebar corner in the centerline of a sixty foot easement in a curve to the left having a central angle of 23°43'11" and a radius of 175.00'; Thence run along the arc of said curve an arc distance of 72.98' to the P. T. of said curve; Thence run tangent South 39 degrees 41 minutes 32 seconds West a distance of 320.28' to the P.C. of a curve to the left having a central angle of 34°19'29" and a radius of 175.00'; Thence run along the arc of said easement curve an arc distance of 104.84' to a rebar corner; Thence run South 11 degrees 56 minutes 60 seconds East a distance of 687.72' to a steel rebar corner; Thence run South 68 degrees 02 minutes 17 seconds East a distance of 1,446.89' to a steel rebar corner; Thence run South 85 degrees 38 minutes 57 seconds East a distance of 609.38' to the point of beginning, containing 27.68 acres.

Each parcel is subject to any and all agreements, easements, restrictions and / or limitations of probated record, regulations, or applicable laws:

According to my surveys of November 30, 2004

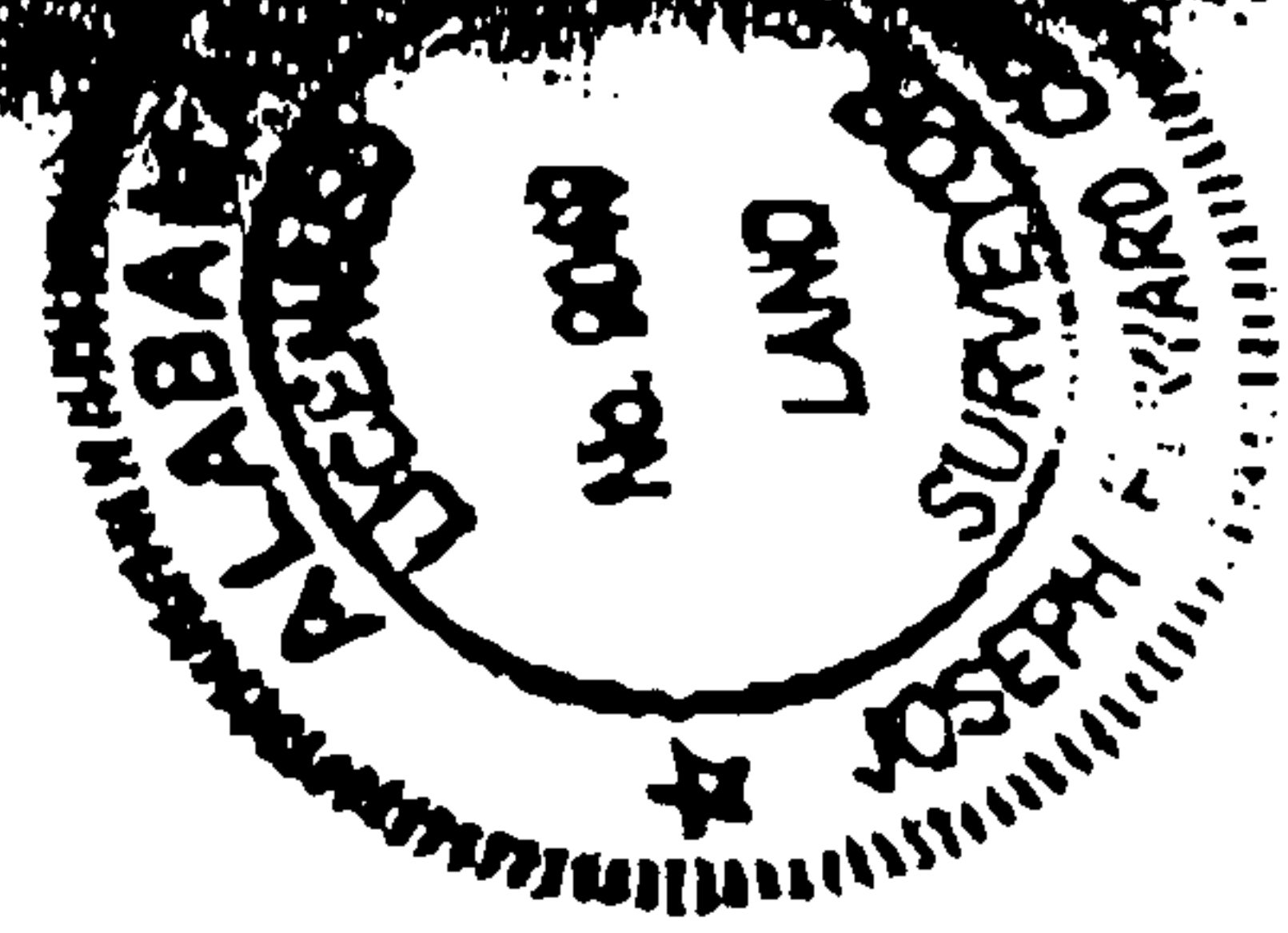
*Joseph E. Conn, Jr.*

Joseph E. Conn, Jr

Alabama licensed land surveyor No. # 9849



20050803000391970 3/4 \$20.50  
Shelby Cnty Judge of Probate, AL  
08/03/2005 09:10:24AM FILED/CERT





## SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center UTM:	Map Center LatLon:
1782641 12158115	-86.533346 33.490838

**1 inch equals 109 feet**

[illegible]